

089.A

0006

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
530,200 / 530,200  
530,200 / 530,200  
530,200 / 530,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		PINE ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: VITHARANA LALANTHI DILRUKSHI		
Owner 2:		
Owner 3:		

Street 1: 34 PINE ST #2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: GRANT MICHAEL T & JESSICA B -	
Owner 2: -	
Street 1: 34 PINE ST #2	
Twn/City: Arlington	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1956, having primarily Vinyl Exterior and 1430 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7191																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	530,200			530,200		
							220324
							GIS Ref
							GIS Ref
							Insp Date
							08/21/18

Total Card	0.000	530,200		530,200	Entered Lot Size
Total Parcel	0.000	530,200		530,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	370.77	Land Unit Type:

Parcel ID	089.A-0006-0002.0
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!14492!

## PRINT

Date Time

12/30/21 19:06:53

## LAST REV

Date Time

09/11/18 10:56:37

danam

14492

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANT MICHAEL T	69428-319		6/14/2017		510,000	No	No		
MCFARLANE RHONA	63683-237		5/30/2014		400,000	No	No		
LITTLE KIRSTEN,	55260-47		8/27/2010		285,000	No	No		
LEVINS JOANN B	49065-480		3/1/2007		295,000	No	No		
PHILIPS ALICE C	32194-360		12/29/2000		284,000	No	No	4	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
12/5/2008	MLS	MM	Mary M
5/17/2001	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro



Patriot  
Properties Inc.

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: 8 - Brick Veneer	12%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: GREEN				A Kits:	Rating:												
View / Desir: N - NONE				Frpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1956	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact:	.		Floor: 1 - 1st Floor													
Const Mod:				% Own: 51.200000763													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal: 1 - Drywall				Functional:				Interior:		1	5	2	1				
Sec Int Wall:	%			Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen:									
Prim Floors: 3 - Hardwood				Override:				Baths:									
Sec Floors:	%			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 1.00349963													
Insulation: 2 - Typical				Adj \$ / SQ: 413.191													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac:	NO		Adj Total: 651363													
% Com Wal	% Sprinkled			Depreciation: 121154													
				Depreciated Total: 530210													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Juris. Factor:				Before Depr:	413.19								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 089.A-0006-0002.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					
AssessPro Patriot Properties, Inc																	